121.0	0001	0010.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	782,700	/	782,700
USE VALUE:	782,700	/	782,700
ASSESSED:	782,700	/	782,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		LAKEVIEW, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HANDLER LAURA
Owner 2:	CUNEO NANCY
Owner 3:	
Street 1:	14 LAKEVIEW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CHIN PHILIP/ ESTATE -
Owner 2:	-
Street 1:	14 LAKEVIEW
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1971, having primarily Clapboard Exterior and 1962 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	283,200		499,500	782,700
Total Card	0.103	283,200		499,500	782,700
Total Parcel	0.103	283,200		499,500	782,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.01 /Parcel: 399.01

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 77865

GIS Ref

GIS Ref

Insp Date 04/28/18

!9348!

PREVIOUS ASSESSMENT

Parcel ID 121.0-0001-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	283,200	0	4,500.	499,500	782,700		Year end	12/23/2021
2021	101	FV	245,300	0	4,500.	499,500	744,800		Year End Roll	12/10/2020
2020	101	FV	245,300	0	4,500.	499,500	744,800	744,800	Year End Roll	12/18/2019
2019	101	FV	229,900	0	4,500.	527,300	757,200	757,200	Year End Roll	1/3/2019
2018	101	FV	229,900	0	4,500.	388,500	618,400	618,400	Year End Roll	12/20/2017
2017	101	FV	229,900	0	4,500.	371,900	601,800	601,800	Year End Roll	1/3/2017
2016	101	FV	229,900	0	4,500.	344,100	574,000	574,000	Year End	1/4/2016
2015	101	FV	212,700	0	4,500.	288,600	501,300	501,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:54:53

LAST REV

Date	Time
09/17/21	09:33:39
danam	

PAT ACCT. 9348

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHIN PHILIP/ ES	75060-453		7/7/2020	Estate/Div	875,000	No	No		
CHIN PHILIP & C	72248-595		2/20/2019	Convenience	1	No	No		Philip Chin dod 2/21/2019
CHIN PHILIP & C	68828-105		1/30/2017	Convenience	1	No	No		Dennis Y Chin, Steven J Chin & Jeffrey E Chin
	12714-304		10/17/1974		55,550	No	No		N

USER DEFINED

Prior Id # 1:	77865
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/23/2021	186	Heat App	25,384	C				
11/18/2020	1482	Alterati	82,000	O				
6/16/2014	663	Siding	14,800					

ACTIVITY INFORMATION

Date	Result	By	Name
7/20/2021	USPS	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
4/28/2018	MEAS&NOTICE	HS	Hanne S
6/26/2014	External Ins	PC	PHIL C
11/12/2008	Meas/Inspect	163	PATRIOT
12/2/1999	Inspected	264	PATRIOT
11/17/1999	Mailer Sent		
10/27/1999	Measured	266	PATRIOT
7/6/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	90.	1.23	10									499,499						499,500	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	499,499	Spl Credit		Total:	499,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1971	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	24.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	24.9	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.05619431
Adj $ / SQ:	135.457
Other Features:	103189
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	377163
Depreciation:	93914
Depreciated Total:	283249

COMMENTS

643-0970 PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

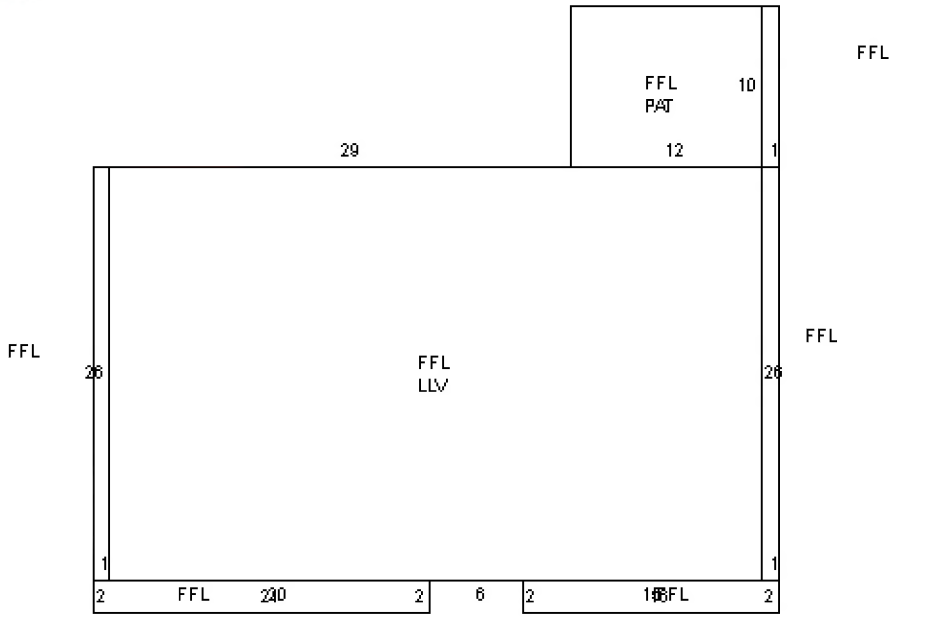
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	135.46
Special Features:	0	Val/Su Net:	112.92
Final Total:	283200	Val/Su SzAd	214.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,322	135.460	179,074
LLV	Lower Level	1,066	88.390	94,219
PAT	Patio	120	5.680	681
	Net Sketched Area:	2,508	Total:	273,974
Size Ad	1322	Gross Area	2508	FinArea 1962

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

121.0-0001-0010.A

IMAGE

AssessPro Patriot Properties, Inc